



Archaeological Resources

Airport Vicinity Development Checklist

Parking Study

Trip Generation Comparison

Parking Master Plan



SCOTTSDALE AIRPORT VICINITY DEVELOPMENT LONG FORM

For development projects with taxilane access and/or parcels adjacent to airport property

The owner of developments within the Airport Influence Area shall complete forms required by the City and Scottsdale Airport to comply with the Scottsdale Revised Code, Chapter 5 – Aviation and the Airpark Rules and Regulations; and submit the completed forms with final plans to the assigned city project manager.

Project Name: <u>SCOTTSDALE HANGAR COMPANY</u>	Pre-App: <u>326-PA-2019</u>
Site Address: <u>7974 E. McCLAIN DR. SCOTTSDALE, AZ 85260</u>	
Contact name: <u>TROY PETERSON</u>	Phone: <u>480-689-1219</u>

1. HEIGHT ANALYSIS, CH. 5, SEC. 5-354. GENERAL REQUIREMENTS

- ☒ Applicants must conduct a height analysis for all projects located within 20,000 feet of Scottsdale Airport.
1. Complete a height analysis for all structures, appurtenances or construction equipment through the FAA at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>, click on the Notice Criteria Tool (left side). If you do not exceed criteria, submit this FAA response from the website with your packet or you must complete step 2.

IF required by FAA, complete Step 2

2. Submit an FAA form 7460-1 Notice of Proposed Construction or Alteration for review and determination. Please allow about 45 days for this process. A copy of the FAA's response will be required prior to final plan approval.

2. TAXILANE ACCESS REVIEW, AIRPARK RULES AND REGULATIONS

- ☒ **Submit a full-size site plan** at a 1"= 20' scale and elevation plan for aviation staff review. The plans must depict the following: **Taxilane centerline, proposed based aircraft (if known), hangar space dimensions, staging area dimensions, vehicle access path and gate.**
- A staging area shall be greater than or equal to the size of the largest hangar on the site per *Definitions* section.
 - Also proposed parcel site must include enough hangar space for each proposed aircraft to fit simultaneously inside. Sec. 310.

- The taxilane easement safety area must be a weight-bearing surface. Gravel for ground cover is discouraged, and if requested, must be between 2" -3" diameter. *FAA Advisory Circular Airport Design.*
- The Maximum Recommended Wingspan for aircraft stored in the airpark is 66 feet or less as stated in the *Airpark Rules and Regulations, Sec. 206*
- Vehicular access to hangar/staging area must not traverse taxilane easement and requires a gate. *Sec. 404*

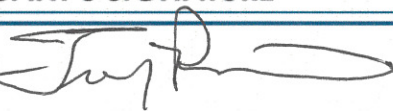
- ☒ **Existing or proposed fuel facility.** A fuel storage area must be constructed and maintained in accordance with the regulations in *Sec. 511.*
- ☒ **Proposed architectural barriers** (buildings, walls, bollards, etc.) that will separate auto parking area and taxilane easement safety area.
- ☒ **Drop-offs, objects** exceeding 3" in height or vegetation in the taxilane safety area (50' from airpark taxilane centerline) are not permitted. *FAA Advisory Circular Airport Design.*
- ☒ **Exterior lighting locations.** Lighting must be illuminated downward toward taxilane.
- ☒ **Landscape plan.** Slope gradients should not exceed 5%; storm water retention is prohibited.
- ☒ **Refuse collection dumpster storage locations.** Locate away from aircraft staging, taxilane access points and airport property fence line.
- ☒ **Helicopter landing area** (if applicable). Proposed helicopter operations require approval from both the city and FAA and a conditional use permit. A conditional use permit is required by the City of Scottsdale. The FAA requires completion of an FAA 7480-1 Notice of Landing Area Proposal.

3. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE, CH. 5, SEC. 5-356 & SECT. 5-357

- ☐ Incorporate the Airport Disclosure for Development around Scottsdale Airport language into the CC&Rs or other procedural documents and provide a copy.
- ☒ An aviation easement will need to be granted to the city. If not already recorded for property, submit a notarized Aviation Easement form with packet to your project manager.

4. APPLICANT'S SIGNATURE

Signature:



Date: 7/11/19

Aviation Approval:

Date:

Comments:

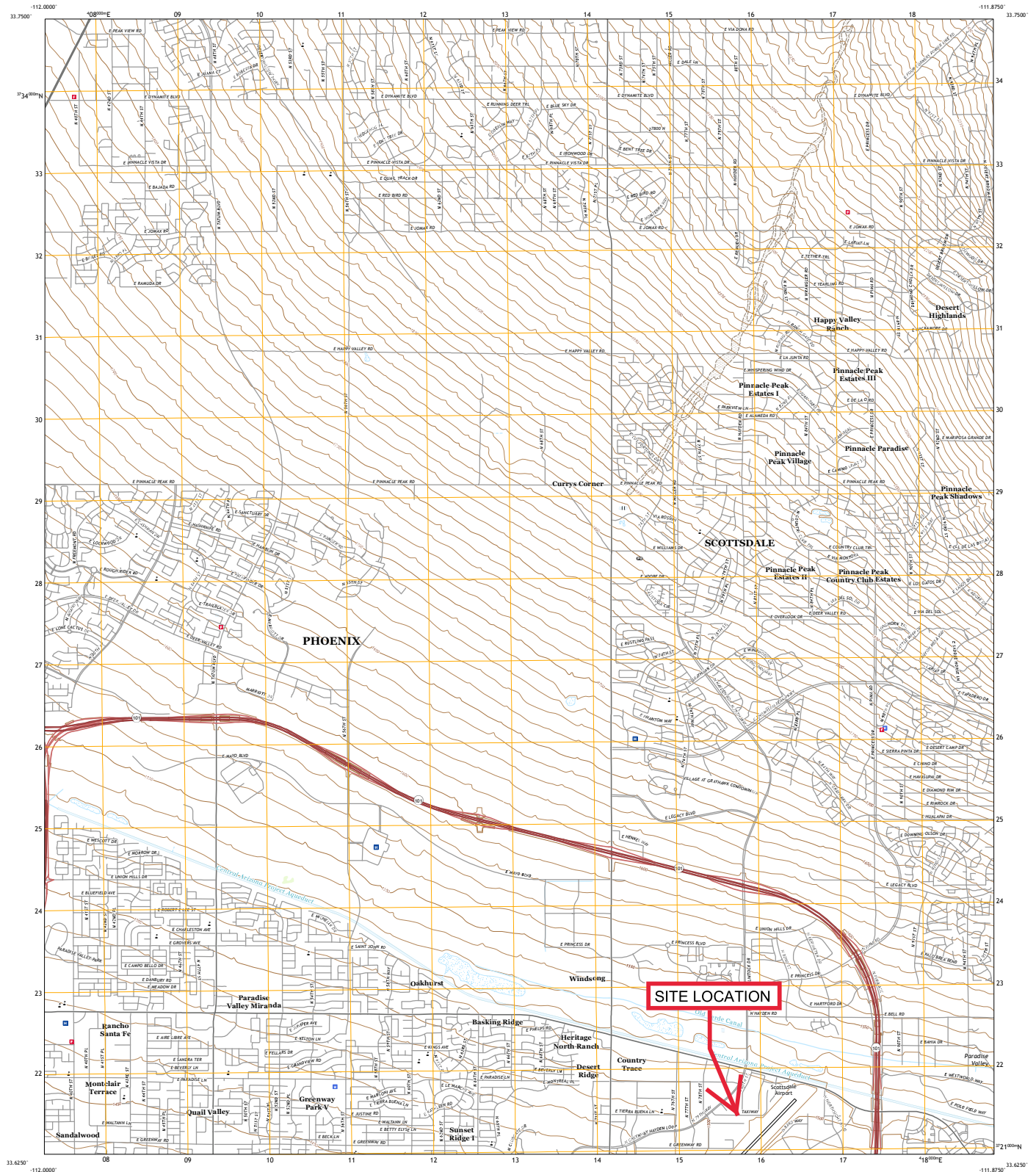




U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

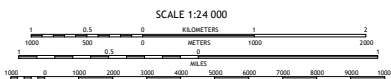
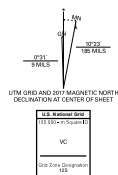


CURRYS CORNER QUADRANGLE
ARIZONA - MARICOPA COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1 000-meter grid Universal Transverse Mercator, Zone 12S
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery	NAP	May 2015	October 2015
Roads	U.S. Census	Bureau	2018
Names	U.S. Census	Bureau	2018
Hydrography	National Hydrography Dataset	2005	2014
Contours	National Elevation Dataset	2003	2014
Boundaries	Multiple sources; see metadata file	2016	2017
Public Land Survey System	BLM	2017	2017
Wetlands	FWS National Wetlands Inventory	Not Available	Not Available



CURRYS CORNER, AZ
2018





SCOTTSDALE AIRPARK FUEL DISPENSING INSTALLATION APPROVAL FORM

(Required for installation of an airport aircraft fuel dispensing and storage facility)

PURPOSE: Scottsdale Airpark Rules and Regulations specify requirements relating to fueling, flammable fluids and safety in the airpark. Proposed installation plans for fuel dispensing facilities in the airpark must be reviewed and approved by airport staff to ensure compliance with all applicable laws, ordinances, rules and regulations. Airport approval is required prior to issuance of any other applicable City permits.

INSTRUCTIONS: Please complete Section A below and submit this form with a site plan, project description and system design for review and approval by Scottsdale Airport staff prior to final plans approval or fire department inspection. After project review, Airport staff will complete Section B and return the form to the Applicant at the specified address, fax, or email address.

Section A – To be completed by Applicant. Please “x” the boxes and complete the requested information as it applies to the project.

☐ **Applicant Name and Fuel Dispensing location:**

Applicant: SCOTTSDALE HANGAR COMPANY LLC
Installation Address: 7974 E. MCCLAIN DRIVE, SCOTTSDALE, AZ
APN: 215-47-014
Authorized Representative: TROY PETERSON Title: DIR. CONST.
Indicate where approval should be sent: 3131 E. CAMELBACK RD. SUITE 210, PHX, AZ 85016

☐ **Specify the number of dispensing sites, tanks, capacity of each tank, and type of fuel:**

	<u>Tank 1 (Indicate capacity and fuel type below)</u>	<u>Tank 2 (Indicate capacity and fuel type below)</u>	<u>Tank 3 (Indicate capacity and fuel type below)</u>	<u>Tank 4 (Indicate capacity and fuel type below)</u>
<u>Dispensing Site 1</u>	<u>20,000 gal JET A Fuel</u>			
<u>Dispensing Site 2</u>				
<u>Dispensing Site 3</u>				

☐ **I have reviewed and understand the applicable sections of the Airpark Rules and Regulations including, without limitation, Article 500 pertaining to Fueling, Flammable Fluids, and Safety.**

I certify that the statements made in this application are true and complete to the best of my knowledge. The undersigned representative certifies he/she is authorized to sign for the applicant.

[Signature]
Authorized Representative's Signature

7/11/2019
Date signed

Return this completed form to: Airport Administration, 15000 N. Airport Drive, Suite 200, Scottsdale, AZ 85260

******Airport Administration Only******

Section B – To be completed by Airport Staff and returned to Applicant.

☐ Airport staff has reviewed the submitted information pertaining to (AP#)_____, and has determined the proposed project complies with current Airpark Rules and Regulations. Total gallons for the site: _____.

☐ Airport staff cannot approve this project based upon the submitted information. The proposed project must address the following stipulations before airport staff can approve the project:

Stipulations:

Attach copies of applicable documents

☐ Approved Conditional Use Permit

☐ Self-fueling Permit No. _____

Airport Director (or designee)

Date signed

WHEN RECORDED, RETURN TO:

CITY OF SCOTTSDALE
ONE STOP SHOP/RECORDS

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7447 E. Indian School Road, Suite 100
Scottsdale, AZ 85251

Exempt from Affidavit of Value
under A.R.S. § 11-1134(A)(2, 3)



**CITY OF SCOTTSDALE
AVIGATION EASEMENT**

Project No. 326-PA-2019

Q.S. _____

FOR ONE DOLLAR (\$1.00) and other good and valuable consideration received _____
SCOTTSDALE HANGAR COMPANY LLC (collectively "Grantor") grants to the City of
Scottsdale, an Arizona municipal corporation ("Grantee"), a perpetual, non-exclusive
easement upon, over and across the parcel of land (the "Property") described on the
legal description and the sketch attached hereto as Exhibits "A" and "B". The purpose of
the easement is for a right of flight for aircraft in the airspace above the Property.

1. "Aircraft" means any manned or unmanned device that flies.
2. Without limitation, the right of flight includes the right to operate aircraft over and near the Property, and cause any noise, vibration, fumes, light, exhaust, odors, fuel vapor particles, electronic interference, dust, annoyances, nuisances, emissions, and any other effects relating to operating aircraft (collectively "Aircraft Effects").
3. All Aircraft Effects are included within the scope of the easement, including without limitation those that reach or affect the Property or improvements to the Property, interfere with other uses of the Property, annoy users of the Property, and are caused or made worse by any changes in the following:
 - 3.1 The size, number, method of propulsion, weight, noisiness, design, fuel, category, type or other characteristics of aircraft, and in any aircraft practices, laws, rules, policies, circumstances, customs, protocols or procedures.
 - 3.2 The airport size, orientation, configuration, location, runway length, improvements or other characteristics, and in any airport practices, laws, rules, policies, circumstances, customs, protocols or procedures.
 - 3.3 The flight paths, flight frequency, flight timing, airport operations, climbing and descending, altitudes, takeoff and landing, air traffic control, and in any related aircraft and airport practices, laws, rules, policies, circumstances, customs, protocols or procedures.

3.4 Grantor's or others' personal perceptions of Aircraft Effects or sensitivity to Aircraft Effects.

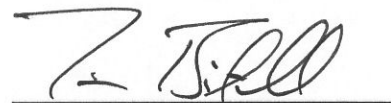
4. Grantor shall not cause or allow the Property to be used to discharge fumes; smoke; dust; or electronic, light, laser or other emissions, which may obstruct visibility or adversely affect or interfere with the operation of aircraft or any navigational facilities. No building, mast, tree, vegetation, or other thing upon the Property shall exceed Federal Aviation Administration approved height restrictions.
5. Grantor has been advised and understands that:
 - 5.1. All or a portion of the Property is located in a noise-influence area.
 - 5.2. Aircraft Effects might be annoying to users of the Property and might interfere with the unrestricted use and enjoyment of the Property.
 - 5.3. Aircraft Effects will likely increase over time.
6. Grantor waives all rights and claims that Grantor may ever have against, and agrees not to sue, Grantee regarding Aircraft Effects. Grantor makes its waivers and agreements for itself, its successors and assigns, in favor of Grantee, and all Grantee's officers, officials, employees, agents, lessees, permittees, invitees, successors and assigns.

Grantor warrants and covenants to Grantee and its successors and assigns that Grantor is lawfully seized and possessed of the Property; that Grantor has a good and lawful right to make the conveyance described herein; and that Grantee shall have title and quiet possession against the claims of all persons.

The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs with the land in favor of Grantee's successors and assigns.

DATED this 11 day of July, 2019.

GRANTOR:

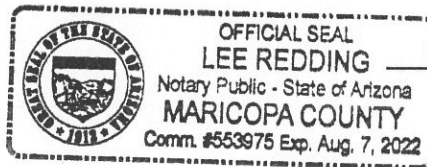


for Scottsdale Hanger Company LLC

for _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

This document was acknowledged before me this 11 day of July, 2019, by
Lee Redding for and on behalf of Timothy E. Bidwill.



My commission expires:

Lee Redding
NOTARY PUBLIC

Aug 7, 2022

STATE OF ARIZONA)
) ss.
County of Maricopa)

This document was acknowledged before me this ____ day of _____, 20____, by ____
_____ for and on behalf of _____.

NOTARY PUBLIC

My commission expires:
